



50 High Street

Billingborough, Sleaford,, Lincolnshire, NG34 0QB

£495,000

3 Bedroom Detached House

- Freehold
- Fantastic opportunity with immense potential
- Substantial period residence with character
- Extensive plot with frontage to 2 streets
- Brick & tile carriage house, stables & storage
- Development potential subject to consents
- Main residence some 2,185sqft
- Outbuildings some 784sqft
- Superb plot in heart of village
- EPC Rating - E, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 50 High Street, Billingborough, Sleaford,, Lincolnshire, NG34 0QB](#)



Overview

We are delighted to offer for sale this fantastic opportunity with immense potential to update and further develop this impressive family home situated in the heart of this popular village on a plot approaching a quarter of an acre running the full depth from High Street to West Road. The main residence is a substantial double bay fronted period house situated in the conservation area with frontage to High Street whilst the extensive brick outbuildings front West Street hence offering tremendous possibilities. The existing accommodation has a welcoming ambience and a number of character features but does have oil fired central heating and extends to some 2,185sqft.



It briefly comprises reception hallway, lounge, sitting room, dining room / morning room, kitchen and pantry. To the first floor are three generous double bedrooms the main being dual aspect overlooking the High Street, together with a large family bathroom with bath and separate shower. Leading from the large back bedroom is a further dressing room / hobby room which extends over the studio affording potential to install a staircase to join up.

To the front of the property a driveway from High Street leads under the dressing room to the main outside space at the rear creating a car port. A door leads from this in to an adjoining studio also below the dressing room and behind which is a workshop. Behind the house are extensive, mature, walled gardens laid to lawn together with a variety of shrubs and trees. Beyond the garden a further driveway gives access to West Street and arranged around this are the range of traditional brick and pantile outbuildings extending in total to some 1366 sqft. They include stable block comprising four stables, tack room and store and a carriage house / double garage. Viewing is highly recommended to fully appreciate.







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Approximate Area = 2185 sq ft / 202.9 sq m

Outbuilding 1/2/3 = 222 sq ft / 20.6 sq m

Total = 2407 sq ft / 223.5 sq m

For identification only - Not to scale



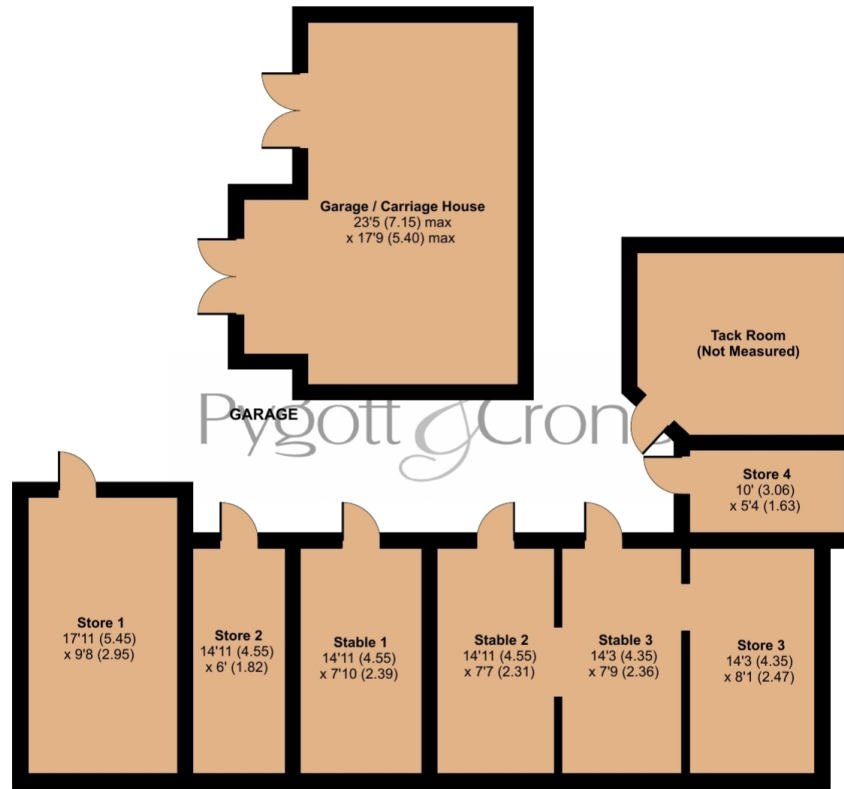
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1469050



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Stores / Stables = 784 sq ft / 72.8 sq m

For identification only - Not to scale



OUTBUILDING 4 / 5 / 6 / 7 / 8 / 9

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2026. Produced for Pygott & Crone. REF: 1469050



Location



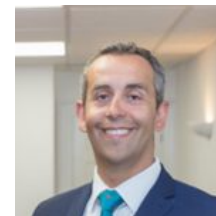
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50 High Street, Billingborough
is on the market with our Sleaford branch

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